

NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:
6/24/2019

Original Beneficiary/Mortgagee:
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. ("MERS") SOLELY AS A NOMINEE
FOR CMG MORTGAGE INC., DBA CMG
FINANCIAL, ITS SUCCESSORS AND ASSIGNS

Recorded in:
Volume: N/A
Page: N/A
Instrument No: 196917

Mortgage Servicer:
Cenlar FSB is representing the Current
Beneficiary/Mortgagee under a servicing agreement with
the Current Beneficiary/Mortgagee.

Grantor(s)/Mortgagor(s):
SHAUN MICHAEL HOFFMAN AND AMANDA
HOFFMAN HUSBAND AND WIFE
Current Beneficiary/Mortgagee:
CMG Mortgage, Inc.

Property County:
ATASCOSA

Mortgage Servicer's Address:
425 Phillips Blvd ,
Ewing, NJ 08618

Legal Description: LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Date of Sale: 1/4/2022

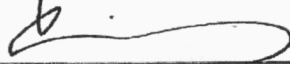
Earliest Time Sale Will Begin: 12:00:00 PM

Place of Sale of Property: Atascosa County Courthouse, 1 Courthouse Circle Drive, Jourdan, TX 78026 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

Notice Pursuant to Tex. Prop. Code § 51.002(i):
Assert and protect your rights as member of
the armed forces of the United States. If you
or your spouse are serving on active military duty,
including active military duty as a member of the
Texas National or the National Guard of another
state or as a member of a reserve component of the
armed forces of the United States, please
Send written notice of the active duty military

service to the sender of this notice immediately.


Troy Martin, Deborah Martin, Alexis Martin, Cassie
Martin, Shelby Martin, Vicki Rodriguez, Ramon
Perez, Beatriz Sanchez, Amy Ortiz, Auction.com,
Shelby Martin or Vicki Rodriguez
or Thuy Frazier
or Cindy Mendoza
or Catherine Allen-Rea
or Cole Patton, Substitute Trustee
MCCARTHY & HOLTHUS, LLP
1255 WEST 15TH STREET, SUITE 1060
PLANO, TX 75075

FILED FOR RECORD

2021 OCT 28 PM 2:15

DIANE GONZALES
ATASCOSA COUNTY CLERK

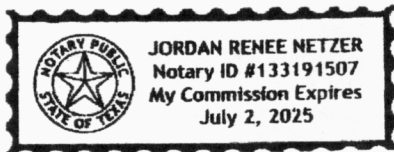

BY  DEPUTY

MH File Number: TX-21-79798-POS
Loan Type: FHA

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned Notary Public on this day personally appeared Cindy Mendoza, as substitute Trustee, known to me or proved to me through a valid State driver's license or other official identification described as Cindy Mendoza to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on 10/21/2021



Jordan Netzer
Notary Public in and for the State of Texas

Jordan Netzer
Printed Name of Notary Public
My Commission Expires 7/2/2025

EXHIBIT A

STATE OF TEXAS
COUNTY OF ATASCOSA

0.328 ACRE TRACT

All that certain tract or parcel of land containing 0.328 acres in Atascosa County, Texas, out of the H. F. Smith Survey No. 2, Abstract 1613, being a portion of a 5.313 acres described in conveyance from Christopher R. Latham and Jessica M. Latham to Eugene C. Jupe Limited Partnership LLC., of record in Document # 156579, Official Public Records of Atascosa County, Texas.

Said 0.328 acre tract, being more particularly described as follows:

BEGINNING: at a 1/2" iron pin set with cap on the East right of way line of Highway 16 S. at the Southwest corner of Fernando S. Gallegos and Maria Gallegos, 0.79 acre tract, of record in Document # 156579, Official Public Records of Atascosa County, Texas, at the Northwest corner of said 5.313 acre tract, for the Northwest corner of this tract;

THENCE: along with the common line between said Gallegos, 0.79 acre tract and said 5.313 acre tract, the following courses and distances:
South 89 deg. 55 min. 23 sec. East, 64.71 feet to a 1/2" iron pin found;
North 00 deg. 32 min. 52 sec. East, 11.32 feet to a 1/2" iron pin found;
South 89 deg. 43 min. 59 sec. East, 65.45 feet to a 1/2" iron pin found;
South 00 deg. 51 min. 06 sec. West, 11.34 feet to a 1/2" iron pin found;
South 89 deg. 55 min. 45 sec. East, 50.41 feet to a 1/2" iron pin set with cap, for the Northeast corner of this tract;

THENCE: South 00 deg. 19 min. 18 sec. West, 75.05 feet to a 1/2" iron pin set with cap, for the Southeast corner of this tract;

THENCE: North 89 deg. 50 min. 01 sec. West, 180.00 feet to a 1/2" iron pin set with cap on the east line of Highway 16 S., for the Southwest corner of this tract;

THENCE: North 00 deg. 03 min. 47 min. West, 75.00 feet to the Point of Beginning.

Bearing Basis – South 89 deg. 55 min. 45 sec. East, 120.20 feet – from the North line of this tract, of record in Document # 156579, Official Public Records of Atascosa County, Texas.